

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE



**25 KING STREET
WHALLEY
BB7 9SP**

- Prominent site in the very popular village of Whalley
- Parking to the rear

LOCATION

Prominently situated in the popular village of Whalley which has a range of speciality retail, restaurant and wine bars which serve a thriving night time trade.

DESCRIPTION

Currently trading as the Trishna Indian restaurant, fully fitted with feature cocktail bar, booth seating and tables for approximately 50 covers with a rear fully fitted kitchen and first floor storage which has residential potential.

There is one car parking space to the rear of the property.

ACCOMMODATION

Ground floor

Restaurant	1,028 sq. ft.
Kitchen	272 sq. ft.
Public toilets	

First floor

Storage	489 sq. ft.
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Total **1,789 sq. ft.**

SERVICES

All mains services are connected. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

LICENCE

The property has been licensed to sell alcohol.

RATEABLE VALUE

The property is currently assessed as having a rateable value of £20,000 (April 2023 Rating List).

ENERGY PERFORMANCE CERTIFICATE

Energy Rating C (72). A copy of the certificate is available upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ LMH 2207.13052 Email caroline@tdawson.co.uk

TENURE

Freehold.

PRICE

£495,000.

Vacant possession will be available upon completion.

VAT

VAT will be charged on the price at the current prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.



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